

January 9, 2025

(Corrected)

Hastings Green Condominium Association

Call to Order: Meeting called to order at 6:31 PM by Greg Swanson

Present: Greg Swanson, Victoria Follette, Candy Dann, Eleanor Burke, Kathy Yesh

Absent: No

Quorum: Yes

Guests: Regis McDonald, Julie Mae Muiderman

Minutes: A number of small changes were suggested. Also a discussion of format for future minutes. Motion to approve minutes with changes made by Kathy. Second by Candy. All in favor.

Financial: Candy provided update.

The Operating Budget has \$28,958.46, including \$3,298 from "Capital Contributions" from new owners. The Reserve Fund is where we expected it to be at Year-End, \$40,298.15. We usually move funds into the RF from Capital Contributions which will bring us to \$43,596 as we build towards our target of being able to spend \$60,000 next year from the RF for painting and balconies. This year, the Operating Budget will include the annual expenses for touch-up or trim, doors, and porches.

(Post Meeting Note 3/17/25: The 2025 Annual Operating Budget does not include funding for "touch-up, or trim, doors and porches". Painting Touch Ups will be an annual budget line item in the 2026 Annual Operating Budget.)

A member asked for a copy of the Revised Budget.

Old Business

Insurance: There is a question about considering increasing our HOA deductible. This is still under discussion. Board will check on implications of this change.

Mail box repairs. Troy contacted LEW and Gore about plan for repairs related to uneven flagstones, large pools of water related to sunken sidewalk and overhang above mailbox. He was asked to get actual bids as soon as possible.

Balcony repairs to start January 13, 2025. Troy confirmed via email that 7047, 7051, 7042, and 7046 will be repaired.

Websites: Discussion of Hastings Green, Green Pages and Front steps websites. Eleanor conducted a poll on people's use of websites and 18 of 23 households

responded. No formal decision was made but the general plan is to use the Hastings Green website for all critical matters including legal documents. Vendor contracts should be there with a lock so only board members see those. Green Pages is our social and general information site. Front steps can be kept by Superior and used as a payment portal.

There was a discussion of plans for the annual meeting. It will be conducted via zoom on February 6, 2025. The president and Troy will finalize the agenda. Committee reports are planned. There was a brief discussion of a community forum in person in the Spring.

Washer hose letter. There was a discussion of homeowner expectations regarding documentation of water hose issues. There will be another round of edits to the letter before it is sent.

Elections: Letter was sent by Troy about elections. Greg announced that he does not plan to run for another term.

Meeting adjourned at 8:02.